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ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ೨೨, ಮೇ, ೨೦೨೬ (ಜ್ಯೇಷ್ಠ, ೦೧, ಶಕವರ್ಷ, ೧೯೪೮) BENGALURU, FRIDAY, 22, MAY, 2026 (JYAISTHA , 01, SHAKAVARSHA, 1948)	ನಂ. ೩೮೭ No. 387

GOVERNMENT OF KARNATAKA

No.UDD 17 TTP 2025(E)

Karnataka Government Secretariat
Vikasa Soudha,
Dr. B.R.Ambedkar Veedhi,
Bangalore, Dated:22.05.2026.

NOTIFICATION

In exercise of the powers conferred under Section 13-E of the Karnataka Town and Country Planning Act, 1961, the Government of Karnataka had notified amendments to the Zonal Regulations of all approved Master Plans currently in force vide notification No.UDD 17 TTP 2025, dated 11.11.2025 published in No.724 Part IVA of the State Gazette dated 11.11.2025 inviting objections and suggestions from the public within 30 days of its publications. This initiative is aimed at ensuring greater clarity, inclusiveness, and ease of compliance, while promoting sustainable urban development, enhancing local economic opportunities, supporting Micro, Small and Medium Enterprises (MSMEs), and enabling faster implementation of urban infrastructure. These amendments are framed in alignment with the Compliance Reduction and Deregulation Priority Areas, as recommended by the Government of India.

Whereas objections or suggestions received by the Government have been examined and taken in to consideration

Now therefore in exercise of powers conferred under Section 13-E of the Karnataka Town and Country Planning Act, 1961the Government hereby notifies the following regulations as under.

Regulations

Title and Applicability.- (1) These regulations may be called the Amendment to Zonal Regulations of all approved Master Plans of the Local Planning Areas (except the master plans within Bengaluru Metropolitan Region including GBA, BDA and all planning

authorities within Bengaluru Metropolitan Region and the Mangaluru Local Planning Area).

(2) They shall come into force from the date of publication in the Official Gazette.

1. The Zonal Regulations of the Master Plans, which are classified into various zones, the following shall be substituted, pertaining to Land Use Zones.

LAND USE ZONES

1.1 Classification of Land into various zones

1. **Residential (R)**
2. **Commercial (C)**
3. **Industrial (I)**
4. **Public and Semi-public (P & SP)**
5. **Transportation and Communication (T)**
6. **Public Utilities (PU)**
7. **Park and Open Space/ Play Ground (P)**
8. **Agriculture (A)**

1.2 List of land use categories permissible in various zones

Various land uses permissible within each zone are listed below. Land uses are grouped according to the nature and intensity of use in an ascending manner. For e.g.: C-4: indicates C-Commercial and 4- indicates the order within the category. The C-4 list includes all land uses permissible specific to C-4 and the lower order uses of C-3, C-2, and C-1 unless otherwise specifically mentioned.

The various codes used include:

a. Residential: R
b. Commercial:C-1 to C-5
c. Industrial: I-1 to I-5
d. Transportation: T-1 to T-4
e. Public and Semi Public: P&SP-1 to P&SP -4.

Though the various uses are listed, the corresponding space standards for buildings/uses are to be referred. The two main parameters to allow a particular use are requisite size of Plot and the minimum width of Road.

1.3 Regulations applicable to zones

I. Residential Land Use Zone- R

Sl. No	Residential Land Uses
1.	Plotted residential developments
2.	Villas, semi detached houses
3.	Apartments, Hostels, Dharma shala
4.	Multi Dwelling Housing, Service Apartments.
5.	Group Housing (Development Plans), Affordable Housing
6	Bus bays, auto stand, bus shelters information kiosk
7	Metro station, parking areas

8	Multi-level car parking as part of residential apartments to cater the needs of residents only

Permissible Mixed Uses

Sl. no.	Plot size (in sq.m)	Road width Minimum (in m)	Uses permissible	Area Permissible
1	2	3	4	5
1	Up to 240	12.0 m	**C-1, T-1&P&SP-1**	Up to 20 % of the total built up area or 50 sq.mt whichever is higher
2	241 up to 1000	12.0 to 18.00 m	**C-1,C-2, I-1, P&SP-1, P&SP-2& T-1**	
3	1001 up to 2000	18.00 to 24.00 m	**C-1, C-2, I-1, I-2,P&SP-1,P&SP-2, P&SP-3& T-1**	Up to 10 % of the total built up area or 100 sq.mt whichever is higher
4	2001 up to 3500	24.00 to 30.00 m	**C-1, C-2, I-1, I-2,P&SP-1, P&SP-2, P&SP-3, T-1&T-2**	
5	3501 and above	Above 30.00 m	**C-1, C-2, C-3, I-1, I-2, I-3, P&SP-1, P&SP-2, P&SP-3, T-1 & T-2**	

Note- Permissible uses as mentioned in the above table in residential zone may be permitted on Ground floor or any other floor in a residential dwelling only if separate means of access/ staircase and sufficient parking space as required are provided.
Uses not permitted: C-4, C-5, I-4, I-5, P&SP-4, T-3 and T-4

II. Commercial Land Use Zone- C: Permissible land uses- All uses from C1 to C5

1. **Commercial Land Use – C1**

Sl. No	Commercial Land Uses permissible
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	Tutorial centers not exceeding 50 sq.m
3	STD/ FAX/internet center/ ATM centers
4	Hair dressing and beauty parlors
5	Offices/ clinics belonging to “Professional services" category and self-owned not exceeding 50 sq.m
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Pathological labs.
9	Recreational Clubs as per prescribed Space Standards

2. Commercial Land Use – C2

Sl. No	Commercial Land Uses permissible
1	Eateries such as darshinis, tea stalls, and takeaways
2	Gyms, orphanages, old age homes clinics
3	Retail shops & hardware shops
4	Banks, ATMS, insurance and consulting and business offices
5	Mutton and poultry stalls, cold storages
6	Job typing/ computer training institutes, cybercafé, internet browsing.
7	Uses for small repair centers- electronic, mechanical, automobile, etc
8	Photo Studio
9	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300sq.m plot size and NOC from pollution control board after adequate parking facility is provided.
10	Fuel stations and pumps, LPG storage as per prescribed Space Standards
11	Kalyana mantaps as per prescribed Space Standards
12	All the uses of C1 are permitted

3. Commercial Land Use – C3

Sl. No	Commercial Land Uses permissible
1	Commercial and corporate offices
2	Retail Shopping complexes
3	Restaurants and Hotels
4	Convention centers and banquet halls
6	Financial/Institutional Buildings
7	Cinema and multiplexes
8	Places of assembly, exhibitions centers
9	Entertainment and amusement centers.
10	Hospitals and specialty hospitals
11	Automobile repair and garage centers, spares and stores
12	All uses of C1 & C2 are permitted

4. Commercial Land Use – C4

Sl. No	Commercial Land Uses permissible
1	Sale of second-hand junk goods, junk yards
2	Warehouses and storage areas for goods
3	Whole sale and trading
4	All uses of C1, C2 & C3 are permitted

5. Commercial Land Use – C5

Sl. No	Commercial Land Uses permissible
1	Wholesale and warehouses -business
2	Agro Mandis
3	Heavy goods markets
4	All uses of C1, C2, C3 & C4 are permitted

Other uses permitted

R, I-1, I-2, I-3, T-1, T-2, T-3, P&SP-1, P&SP-2 and P&SP-3

Note: All uses permitted are subjected to space standards and road width.

Uses not permitted

I-4, I-5, T-4, P&SP-4

III. Industrial Land Use Zone- I:Permissible land uses – All uses from I-1 to I-5

1. Industrial Land Use – I-1(House hold industries)

Tiny and household industries
1)Food products
Preparation of bakery products &confectionaries,
Candies, sweets, ice & ice creams, Biscuit making, huller and flour mills,
Aerated water and food beverages.
Supari and masala grinding,
Coffee powder, packing, milk and dairy products,
Juice crusher sand processing, etc
2)Textile products
Embroidery works, handloom and power looms
Hosiery, netted garments, crepe, cotton and silk printing, tailoring apparels.
Bedding material, textile bags, mosquito nets, others;
3)Wood products and carpentry
Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames
Bamboo and cane furniture works, Repair and sale of wood junk, etc
4)Paper products and printing
Manufacturing of cartons for packing,
Printing, publishing, book binding, engraving, etching
Making of stationery-post cards, mathematical items, block making etc
5)Other works such as
Ornamental jewelry, gold and silver thread,
Repair of kitchen related equipment's, Porcelain wares
Medicines, wax polishing, & washing soaps, candles and wax products
Chalk, crayons and artists color, Musical instruments
Laundries, bleaching, dyeing, Photo processing laboratories
Cement moulded products, Plaster of Paris
Repacking/mixing of liquids, powder, pastes, not involving hazardous materials etc
6)Tobacco and Agarbathis
Rolling of Beedis, Agarbathis and packing etc
7)Leather products
Manufacture and repair of finished leather goods
Upholstery, suitcases etc
8)Rubber and plastic products
Re-treading, recapping and vulcanizing, toy making
Rubber/polymer stamp, brush making, conduit pipes fabrication
Buckets and house hold plastic products
Manufacturing of rubber balloons, hand gloves, other products

Above Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. The activity follows the prescribed space standards. **Note:** The power required for air conditioners, lifts & computers, shall be excluded while calculating the above kilowatt.

2. Industrial Land Use – I-2 (Service industries)

Sl. No	Industrial Land Uses permissible
1	R & D labs, Test centers, IT, BT, BPO activities
2	All uses included in the I-1 category

3. Industrial Land Use – I-3(Light Industries)

Sl. No	Industrial Land Uses permissible
1	All uses in I-1 and I-2 included
Uses permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required space standard, performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance	

4. Industrial Land Use – I-4 (Medium Industries)

Sl. No	Industrial Land Uses permissible
1	All uses of I-1, I-2 & I-3 included
2	Warehousing, loading and unloading platforms to be provided
Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance are to be considered.	

5. Industrial Land Use – I-5(Heavy Industries)

Sl. No	Industrial Land Uses permissible
1	All uses of I-1, I-2, I-3 & I-4 are included
2	Hazardous industries and heavy manufacturing industries
Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such Noise, Vibration, Dust, Odour, Effluent, General nuisance are to be considered	

Other Uses Permitted

R (as an ancillary use like housing for industrial workers not exceeding 10% of the total land area), C-1, C-2, T-1, T-2, T-3 and T-4

Uses Not Permitted

R, C-3, C-4, C-5, P&SP-1, P&SP-2, P&SP-3, P&SP-4.

IV. Public and Semi –Public Land Use Zone– P&SP: Permissible land uses- All uses from P&SP-1 to P&SP-4

1. Public& Semi-Public Land Use – P&SP-1

Sl. No	Public & Semi-Public Land Uses permissible
1	Sub offices of utilities up to 50sq.m
2	Police stations, post offices
3	Primary schools subject to space standards
5	Parks, Play grounds and Maidans
6	Telecommunication/micro wave under special case
7	Nursery creches
8	Spastic Rehabilitation centers, Orphanages, Govt dispensaries
9	Public distribution system shops
10	Fire stations
11	Bill collection centers
12	Traffic and Transport related facilities
13	Places of worship, Dharmashala, hostels
14	Dhobi Ghat
15	Broadcasting and Transmission stations
16	Public library

2. Public& Semi-Public Land Use – P&SP-2

Sl. No	Public & Semi-Public Land Uses permissible
1	All uses of P&SP-1are permissible.
2	Burial grounds, crematorium under special circumstances.
3	Nursery school subject to a plot size of min 300 sq.m

3. Public& Semi-Public Land Use – P&SP-3

Sl. No	Public & Semi-Public Land Uses permissible
1	All uses of P&SP-1andP&SP-2are permissible.
2	Higher primary schools, Integrated Residential Schools.
3	Health centers and Hospital.
4	Research institutions subject to the size
5	Government buildings, auditoriums, cultural complexes,
6	Educational Institutions, Colleges

4. Public& Semi-Public Land Use – P&SP-4

Sl. No	Public & Semi-Public Land Uses permissible
1	All uses of P&SP-1,P&SP-2, and P& SP-3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses

Uses permitted

C-1, C-2, T-1 &T-2,

Uses not permitted

R, C-3, C-4, C-5, I-1, I-2, I-3, I-4, I-5, T-3&T-4

V. Transportation and Communication Land Use Zone- T:Permissible land uses-All uses from T1 to T-4

1. Transportation and Communication Use T-1:

Sl. No	Transportation and Communication Land Uses permissible
1	Bus bays, Auto stand, Bus shelters, information kiosk
2	Metro stations, parking areas
3	Multi-level car parking
4	Filling stations, service stations in accordance with the conditions specified in the notification No. UDD 93 MYAP 2020, dated 12.03.2025

2. Transportation and Communication Use T-2

Sl. No	Transportation and Communication Land Uses permissible
1	Transport offices
2	Workshops and garages
3	All uses of T-1 are permitted

3. Transportation and Communication Use T-3

Sl. No	Transportation and Communication Land Uses permissible
1	Automobile spares and services, Godowns,
2	Loading and unloading platforms (with/without Cold storage facility), weigh bridges.
3	Bus terminals, Road transport uses
4	All uses of T-1 &T-2 are permitted

4. Transportation and Communication Use T-4

Sl. No	Transportation and Communication Land Uses permissible
1	Ware houses, Storage depots
2	Truck terminals
3	Railway station, Yards, Depots, Airport
4	Special warehousing, cargo terminals.
5	All ancillary (complimentary) uses for above categories(decision of the authority shall be final)
6	All uses of T-1, T-2 &T-3 are permitted

Uses permitted

As ancillary use only: P&SP-1 and P&SP-2, C-1, C-2 and C-3, I-1, I-2 and I-3not exceeding 45% of the permissible FAR of the project when taken up by the central, state Government agencies and public under takings; and not exceeding 20% of the total built up area in other cases.

Uses not permitted

R, P&SP-3, P&SP-4, C-4, C-5, I-4 and I-5

VI. Parks, Open Spaces and Play Ground Zone – P

1. Permissible land uses:

i. Uses permissible include: Sports grounds, stadium, play grounds, parks, swimming pools, cemeteries, garden land and crematoria.
Ancillary Uses permissible under special circumstances by the authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, libraries, milk booths, HOPCOMS, the area of such use shall not exceed 5% of the total area and shall not be more than G+ 1 floor in any case.

2. Uses not permitted

All other uses not mentioned in above uses (permitted and uses permitted by Competent Authority), Any building or structure which is not required for open air recreation.

VII. Public Utilities Zone – PU

1. Uses permitted

Water supply and Sanitary installations including treatment plants and disposal work, Storage reservoirs, drying beds, Dumping yards, Power plants, Transformers, High- and low-tension transmission lines, Sub-stations, Gas installations and Gas works, Fire stations, Microwave towers, public toilets and such other public utilities. radio transmitter and wireless stations, telecommunication center, telephone exchange, Canteens, Offices, ATM, Indoor recreational use, dwellings required for essential staff for maintenance and functioning of public utility uses in their own premises as an ancillary to the respective institutions not exceeding 10% of the total area.

2. Uses not permitted

All other uses not mentioned in above uses (permitted and uses permitted by Competent Authority)

VIII. Agriculture Zone – A

1. Uses permitted

Sl. No	Agriculture Land Uses permissible
1	Agro processing units using locally produced agriculture produce as raw materials.
2	Urban amenities such as burial grounds, sports grounds, stadium, playgrounds, parks and garden land, education and health institutions not exceeding 20% of the sital area and a building height of G+1 floor only shall be permitted.
3	Public utilities such as solid waste landfills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts, tollgates, having access to major roads.

4	Agriculture, Horticulture, Dairy, Milk Chilling centres, Farm houses and accessory not exceeding 250 sq.m of plinth area within the plot area limitation of 1.2 Ha limited to G+1 floor.
5	Exhibition centres, storage and sale of farm products, Clubs& cultural buildings not exceeding 5% of the sital area of the land and a building height G+1 floor shall be permitted.
6	Service and repairs of farm machinery.
7	Piggeries and poultry farms, livestock rearing.
8	Brick Kilns.
9	Whenthelandismorethan40.0hainextent,Golfcoursealongwithancillaryuses like administrative office, guest rooms/guest houses and dining facilities up to 20% of the sital area subject to a building height of G+1 floor only shall be permitted.
10	Temporary activities such as stone quarries, crushers, and borrow pits may be permitted for a specific duration, subject to approval from the competent authority and compliance with environmental and pollution control norms.
11	Renewable energy projects such as solar power plants and windmills shall be permitted, provided that such installations do not permanently alter the agricultural character of the land and necessary clearances are obtained from the competent authorities
12	LPG Gas Godowns in accordance with the conditions specified in the notification No. UDD 93 MYAP 2020, dated 12.03.2025 and similar low-hazard storage facilities may be permitted, subject to clearance from the Petroleum and Explosives Safety Organization (PESO) and approval from the competent authority, ensuring adequate safety distances, access, and environmental safeguards

2. Uses not permitted

All other uses not mentioned in above uses (permitted and uses permitted by Competent Authority)

1.4 Minimum setbacks for Industrial and Commercial buildingsin industrial areas

1. Regulations for Industrial (General) and Commercial buildings in industrial areas (Setbacks for height below 21 m; FAR and Road width applicable to all buildings irrespective of the Height of the building)

Sl.No.	Extent of plot (sq.m.)	Setback (m)				Permissible FAR	Minimum Road width (m)
		Front	Rear	Left	Right		
1	Upto 255	2.0	1.0	1.0	1.0	1.50	9.0
2	Above 255 upto 510	2.5	1.5	1.0	1.0	1.50	9.0
3	Above510 upto 1020	3.0	2.0	1.5	1.5	1.75	12.0
4	Above1020 upto 2025	6.0	3.0	3.0	3.0	1.75	12.0
5	Above 2025 upto 4050	7.0	5.0	5.0	5.0	2.0	12.0
6	Above 4050 upto 8100	8.0	6.0	6.0	6.0	2.0	*12.0*

7	Above 8100 upto 12200	8.0	6.0	6.0	6.0	2.25	18.0
8	Above 12200	8.0	6.0	6.0	6.0	2.50	18.0

Note:-

1. Premium FAR shall be availed in accordance with the prevailing rules.
2. Wherever TDR is permitted on a building site, then the maximum additional FAR due to TDR and the Premium FAR together shall not exceed 0.6 times the permissible FAR
3. In case the building height exceeds 15.0 m, the minimum setback/driveway shall be 6.0 m. The minimum 6.0 m setback/driveway specified herein, or the setback mentioned in the table above, whichever is greater shall apply.
4. For road widths below 12.0m I-1 Category industries only shall be permitted.
5. In case of existing developments on roads below 9.0m, redevelopment shall be considered in accordance to these regulations.

(2) Setbacks for Industrial (General) and Commercial buildings in industrial areas 21m and above in height

Sl. no	**Height of building in m**	**Exterior setback to be left on all sides (front, rear and sides in m)**
1	21.0 m up to 24.0 m	7.0
2	Above 24.0 m up to 27.0 m	8.0
3	Above 27.0 m up to 30.0 m	9.0
4	Above 30.0 m up to 35.0 m	10.0
5	Above 35.0 m up to 40.0 m	11.0
6	Above 40.0 m up to 45.0 m	12.0
7	Above 45.0 m up to 50.0 m	13.0
8	Above 50.0m up to 55.0m	16.0
9	Above 55.0m up to 70.0m	17.0
10	Above 70.0m up to 120.0m	18.0
11	Above 120.0m	20.0

(3) Regulations for flatted factories for height below 21m

Sl no	**Extent of plot**	**Set back(m)**				**Permissible FAR**	**Premium FAR**	**Minimum road width(m)**
		front	**Rear**	**left**	**right**			
1	Upto to 255	2.0	1.0	1.0	1.0	1.75	-	9.0m
2	Above 255-510	2.5	1.5	1.0	1.0	2.00	0.25	12.0m
3	Above 510-1020	3.0	2.0	1.5	1.5	2.00	0.25	12.0m
4	Above 1020-2025	4.0	3.0	3.0	3.0	2.25	0.25	12.0m
5	Above 2025-4050	5.0	4.0	5.0	5.0	1.75	1.0	18.0m

6	Above 4050-8100	6.0	5.0	6.0	6.0	2.0	1.2	24.0m
7	Above 8100-12200	7.0	6.0	6.0	6.0	2.25	1.35	30.0m
8	Above 12200	8.0	6.0	6.0	6.0	2.5	1.5	30.0m

Note:-

1. In case the building height exceeds 15.0 m, the minimum setback/driveway shall be 6.0 m. The minimum 6.0 m setback/driveway specified herein, or the setback mentioned in the table above, whichever is greater shall apply.
2. Wherever TDR is permitted on a building site then, the maximum additional FAR due to TDR and the Premium FAR together shall not exceed 0.6 times the permissible FAR.

(4) Regulations for flatted factories 21m and above in height

Sl. No.	**Height of the building**	**Extent of Plot in Sq.M**	**Front, Rear & Side Setbacks(m)**	**Permissible FAR**	**Premium FAR**	**Minimum Road width(m)**
1.	21m upto 24 m	2026-4050	7	1.75	1.0	18m
		Above 4050-8100	7	2.0	1.2	18m
		Above 8100-12200	8	2.25	1.35	Above 18m
		Above 12200	8	2.5	1.5	24m
2.	24 m upto 27 m	Above 4050-8100	8	2.0	1.2	18m
		Above8100-12200	8	2.25	1.35	Above 18m
		Above 12200	9	2.5	1.5	24m
3.	27 m upto 30m	Above 4050-8100	9	2.0	1.2	18m
		Above 8100-12200	9	2.25	1.35	Above 18m
		Above 12200	10	2.5	1.5	24m
4.	Above 30m upto 35m	Above 4050-8100	10	2.25	1.35	Above 18m
		Above 8100-12200	10	2.5	1.5	24m
		Above 12200	11	2.5	1.5	Above 24m
5.	Above 35m upto 40m	Above 4050-8100	11	2.25	1.35	Above18m
		Above 8100-12200	11	2.5	1.5	24m and above
		Above 12200	12	2.5	1.5	30m
6.	Above 40m upto 45m	Above 8100-12200	12	2.5	1.5	24m
		Above 12200-20250	12	2.5	1.5	Above 24m
		Above 20250	13	2.75	1.5	30.0m

7.	Above 45m upto 50m	Above 12200-20250	13	2.5	1.5	Above 24m
		Above 20250-32400	13	2.75	1.5	30m
		Above 32400	14	2.75	1.65	30m and above
8.	Above 50m	Above 20250-32400	16	2.75	1.5	30m
		Above 32400-40500	16	2.75	1.65	30m and above
		Above 40500	16	3.0	1.75	45m

Note:

1. Wherever TDR is permitted on a building site, then the maximum additional FAR due to TDR and the Premium FAR together shall not exceed 0.6 times the permissible FAR.
2. Where a plot faces a wide road other than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot;
3. When the plot does not face the road of required width noted against in the table, then the FAR applicable to the corresponding road width shall apply.

1.5 Regulation for Industry linked Affordable Housing Projects in Industrial Area (with dwelling units up to 60 Sq m)

I. Regulations for height below 21m.

Sl. No	Building Site size	Setbacks				Parking allowed	Maximum Height of the building in meters	Number of floors permissible
		Front	Rear	Right	Left			
1	**Upto 100 Sq.m**							
	Any Road width	1	0	0.6	0	Stilt	Below 9	(Stilt+2)
2	**Above 100 Sq.mupto 150 Sq.m**							
	Any Road width	1	0.6	0.5	0.5	Stilt	Below 12	(Stilt +3)
3	**Above 150 Sq.mupto 400 Sq.m**							
	Road width							
	(i) below 9.0m	1.2	1	0.75	0.75	Stilt	Below 12	(Stilt +3)
	(ii) 9.0m and above	2	1.5	1	1		Below 15	(Stilt +4)
4	**Above 400 Sq.mupto 1000 Sq.m**							
	Road width							

	(i) Below 9.0m	2	1.5	1	1	Stilt	Below 12	(Stilt +3)
	(ii) 9.0m and upto 18.0m	2.5	1.75	1.5	1.5	Basement or stilt	Below 15	(Stilt +4) or (Basement+ Ground+3)
	(iii)Above 18.0m and upto 30.0m	2.5	1.75	1.5	1.5			
	(iv) Above 30.0m	3	2	1.75	1.75			
5	**Above 1000 Sq.mupto 4000 Sq.m**							
	Road width							
	(i) Below 9.0m	3	2.5	2	2	Stilt	Below 12	(Stilt +3)
	(ii) 9.0m and upto 18.0m	3.5	3	2.5	2.5	Basement or stilt	Below 15.0	(Stilt +4) or (Basement+ Ground+3)
		6	6	6	6	Basement or stilt	Below 18.0	(Stilt +5) or (Basement+ Ground+4)
		6	6	6	6	Basement or stilt	Below 21.0	(Stilt +6) or (Basement+ Ground+5)
	(iii)Above 18.0m and upto 30.0m	4	3	3	3	Basement or stilt	Below 15.0	(Stilt +4) or (Basement+ Ground+3)
		6	6	6	6	Basement or stilt	Below 18.0	(Stilt +5) or (Basement+ Ground+4)
		6	6	6	6	Basement or stilt	Below 21.0	(Stilt +6) or (Basement+ Ground+5)
	(iv) Above 30.0m	4.5	4	4	4		Below 15.0	(Stilt +4) or (Basement+ Ground+3)
		6	6	6	6		Below 18.0	(Stilt +5) or (Basement+ Ground+4)
		6	6	6	6		Below 21.0	(Stilt +6) or (Basement+ Ground+5)
6	**Above 4000 Sq.m**							
	Road width							
	(i) Below 12.0m	5	5	5	5	Stilt	Below 15	(Stilt +4)

	(ii) Above 12.0m	6	6	6	6	Basement or stilt	Below 21.0	(Stilt +6) or (Basement+ Ground+5)

Note:-

1. In case the building height exceeds 15.0 m, the minimum setback/driveway shall be 6.0 m. The minimum 6.0 m setback/driveway specified herein, or the setback mentioned in the table above, whichever is greater shall apply.
2. *Maximum Height of the building mentioned in the table above includes the height of the stilt floor.*

II. Regulations for height 21m and above.

Sl.no	Height of building in mts	Exterior set back to be left on all sides (front, rear and sides in m)
1	21.0 m up to 24.0 m	7.0
2	Above 24.0 m up to 27.0 m	8.0
3	Above 27.0 m up to 30.0 m	9.0
4	Above 30.0 m up to 35.0 m	10.0
5	Above 35.0 m up to 40.0 m	11.0
6	Above 40.0 m up to 45.0 m	12.0
7	Above 45.0 m up to 50.0 m	13.0
8	Above 50.0m upto 55.0m	16.0
9	Above 55.0m upto 70.0m	17.0
10	Above 70.0m upto 120.0m	18.0
11	Above 120.0m	20.0

1.6 PARKING REGULATIONS

(1) Parking norms for industrial buildings

a. Industrial (general)

One car parking of 2.5x5.5 m each shall be provided for every 250Sq .m of floor area plus one lorry space measuring 3.5mx7.5m for every 2000Sq.m of floor area and part thereof.

b. Industrial (flatted factories):

One car parking of 2.5x5.5 m each shall be provided for every 100sq .m of floor area plus one lorry space measuring 3.5mx7.5m for every 5000Sq.m of floor area and part thereof.

Note: If Plot size is less than 500 Sq.m than parking space for Lorry shall be exempted.

(2) Parking norms for Commercial buildings in Industrial Area

One car parking of 2.5x5.5 m each shall be provided for every 100sq .m of floor area.

1.7 Protection Buffers for Electrical transmission lines/ Railway lines/ Water bodies

a. **Right- of -Way along electrical transmission lines:** Buffer as Right-of-way along electrical transmission lines of various Voltages shall be incorporated in the Single Plot Layout/Layout /Sub-division plan as specified in the Table-Buffer or as notified by the Competent Authority from time to time.

Table-Buffer

Sl. No.	Capacity of High-Tension line	Park as Buffer on either side from the centre of Tower in meters
1.	400 KV	26.00
2.	220 KV	17.50
3.	132 KV	13.50
4.	110 KV	11.00
5.	66 KV	9.00
6.	33KV	7.50
7.	11 KV	3.50

b. **Abutting Railway lines:** A minimum of 30m wide strip from the boundary of the railway property on either side, in case of both existing and proposed railway lines. However, subject to the clearance or production of the No objection Certificate (NOC) from the competent officer of the Railway Department, the margin specified above may be relaxed to such extent as mentioned in the NOC. Construction of Roads in the buffer strip shall be permitted.

c. **Water bodies:**

i. A minimum buffer from the outer boundary of the tank in case of plot adjoining tanks as specified in the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014);

ii. A minimum Buffer, around Nala /Halla as notified by the Government from time to time;

iii. In case of industries, Health care establishments and infrastructure projects, the distance from the water bodies shall be incompliance with the Government Notification No: FEE 106 EPC 2021(i) Dated: 10.12.2021; and

iv. In case the buffer has not been marked due to cartographical error for any of the above types of drains/nala, then based on the revenue records buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/ layout plan.

v. Under any circumstances area earmarked for drains (nala) cannot be converted to any other uses.

vi. If the area adjoining drain/nala becomes a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of

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parks and opens paces both in layout/ development plan under subdivision regulations.

vii. Provided that the additional area beyond the nala buffer, adjoining the primary nala earmarked as parks, playground and open spaces shall be the designated land use as per the approved Master Plan.

viii. Within the demarcated buffer for the valley the following infrastructure shall be permitted within the buffer area along the water bodies like water pumping stations, walking Tracks, play field without any construction, cycling tracks and Parks.

1.8 Wherever the plot falls in the prohibited or restricted area or zone in the vicinity of the Airport or Defence establishments or notified Archaeological Survey of India monument or State archaeology monument or Coastal regulation zones and in such other areas notified or as intimated by the Competent Authority, No Objection Certificate shall be obtained from the respective Airport Authority of India, Archaeological Survey of India /Department of Archaeology, Museums and Heritage, Coastal Regulatory Authority or such other competent authority as the case may be.

By Order and in the name of the
Governor of Karnataka

(LATHA.K),
Under Secretary to Government
Urban Development Department

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

THAMMAIAH